



# 10 MORETON ROAD

ASTON UPTHORPE ♦ OXFORDSHIRE

**Warmingham**

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ASTON UPTHORPE ♦ OXFORDSHIRE

Wallingford - 3½ miles ♦ Didcot - 3 miles ♦ Streatley on Thames

- 4.5 miles ♦ Reading - 14 miles ♦ Oxford - 14 miles ♦

A34 at Chilton - 4.5 miles ♦ M4 at Chieveley (J13) - 14 miles

(Distances approximate)

Within this popular quintessential English village, just a short hop to extensive amenities and London in under an hour via train, a lovely spacious and well-presented semi-detached house extending to approximately 1,420 sq ft, including outdoor gym and garage with an additional room.

♦ Quintessential English Village Within Close Driving Distance Of The River Thames, Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour

♦ Driveway To Rear For Several Cars

♦ Entrance Hall

♦ Sitting Room with Woodburner

♦ Kitchen Breakfast Room

♦ Family Room

♦ Utility Room

♦ Cloakroom

♦ Landing

♦ 2 Double Bedrooms

♦ 1 Single Bedroom

♦ Family Bathroom with Bath and Separate Shower

♦ Private Garden

♦ Detached Gym

♦ Garage with Additional Room

♦ In All Extending To Approximately 1,420 Sq Ft



## SITUATION

The twin villages of Aston Upthorpe and Aston Tirrold, which are merged together as one, lie at the foot of the Berkshire Downs in the valley just off the A417 Wantage to Streatley-on-Thames road as it extends across the Downlands close to the historic Ridgeway Path.

On the Downs there are numerous iron-age, Roman and Saxon earthworks and relics and the villages are believed to date from Saxon times as tradition recalls that King Ethelred and his brother Alfred (later the king), heard mass in the village before defeating the Danes nearby. Indeed Aston Upthorpe's All Saints Church was built on Saxon foundations, whereas St Michael's Church in Aston Tirrold, dates from 1080 and was later remodelled in the 13th century. The Astons had a tradition of Presbyterianism and in 1728 a Presbyterian chapel was built, being one of the oldest in existence in the country.

The villages boast numerous period properties of considerable character, reflecting the growth and prosperity through the centuries, many being listed as of significant historical and architectural interest. Nowadays the villages successfully retain their tranquil rural charm and way of life with farming and the land still being the dominant local activity, along with a notable thoroughbred Stud where many famous racehorse stallions stand. There is a village hall built in 1964, a sports/cricket ground, a village pub, and a repair garage.

There are good road communications to the surrounding towns including Didcot and Wallingford and the fast A34 dual carriageway linking Newbury with Oxford is a short drive. The M4 motorway at junction 12 or 13 is also within easy striking distance. Nearby stations at Cholsey and Didcot for trains to Reading and London Paddington.

In addition to having well revered and outstanding local state primary and secondary schooling nearby, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

Crossrail (Elizabeth Line) services have commenced from Reading, connected to directly via multiple nearby railway stations such as Didcot, Cholsey, and Goring & Streatley, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

## PROPERTY DESCRIPTION

Built in the 1950's, this traditionally built semi detached house has been significantly improved by the current owners, including the addition of a single storey extension to allow for a lovely family room looking out onto the garden and underfloor heating to the whole of downstairs. Entrance is into a porch with large wardrobes for coat and shoe storage. The hallway has the staircase with cupboards running underneath and door leads you into the sitting room which has a woodburner. The kitchen sits in the middle of the house and is a Wren design. There is a dining area opposite. From here, it opens into the family room which has an abundance of natural light from a large roof lantern.

There are French doors which offer a wonderful view of the garden and a real sense of "al fresco" living. A sliding door takes you into the utility room which has a cloakroom behind it. Upstairs there are 3 bedrooms, 2 doubles and 1 single room. The family bathroom has a bath and separate shower and the loft is on the landing with a drop down ladder and it is fully boarded.

## OUTSIDE

The house sits back from the road and is elevated. A low wooden gate brings you into the front garden which has lovely raised beds, full of spring bulbs. The side gate then takes you down a gravelled path to the rear garden which is fully fenced and a delightful addition to the property. Railway sleeper borders are bountiful with shrubs and plants and the garden has a large lawn area, as well as several seating opportunities, from a terrace across the back to a dining area under a Pergola and rear patio. At the back of the garden is a large outbuilding, currently used as a gym and opposite this is the garage. The front of the garage is accessed out of the rear gate where there are several parking spaces belonging to the property. To the far end of the garage accessed within the garden is a separate store which could make a perfect home office, if required.

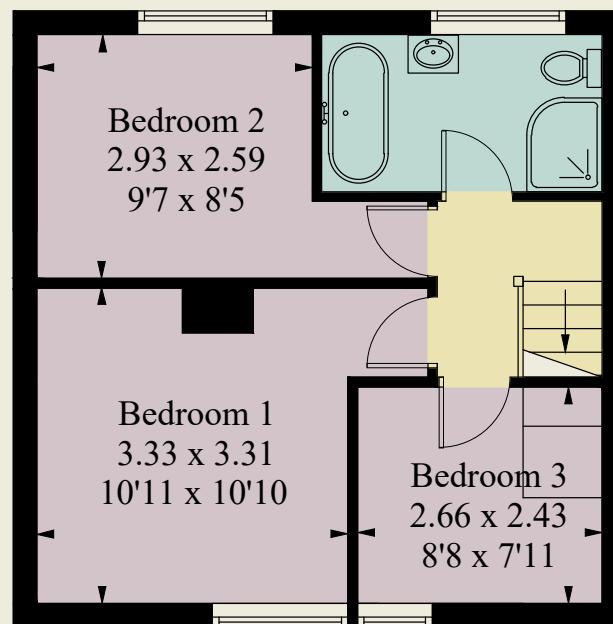
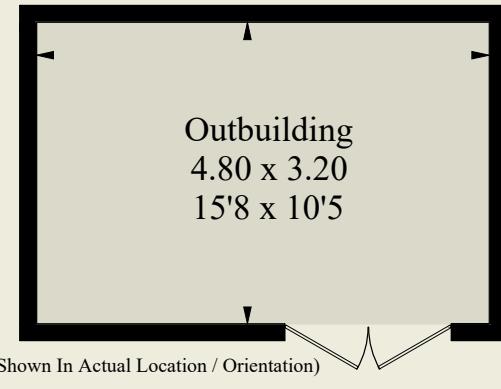
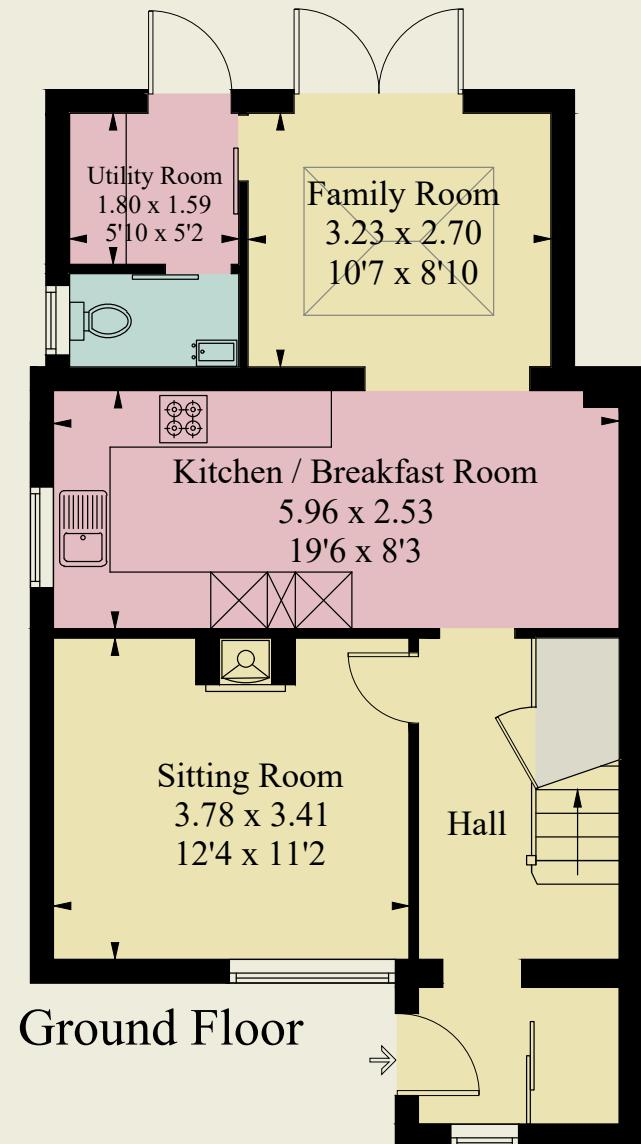
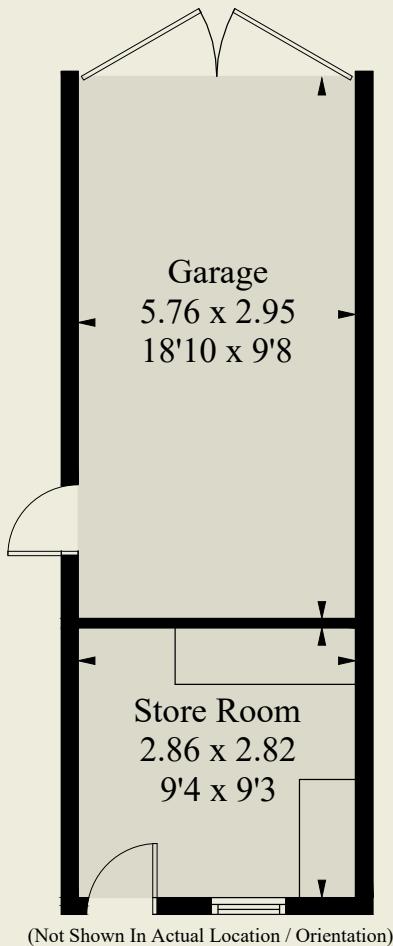


# 10 Moreton Road, Aston Upthorpe, Oxfordshire, OX11 9EP

Approximate Gross Internal Area = 91 sq m / 979 sq ft

Outbuildings = 41 sq m / 441 sq ft

Total = 132 sq m / 1420 sq ft

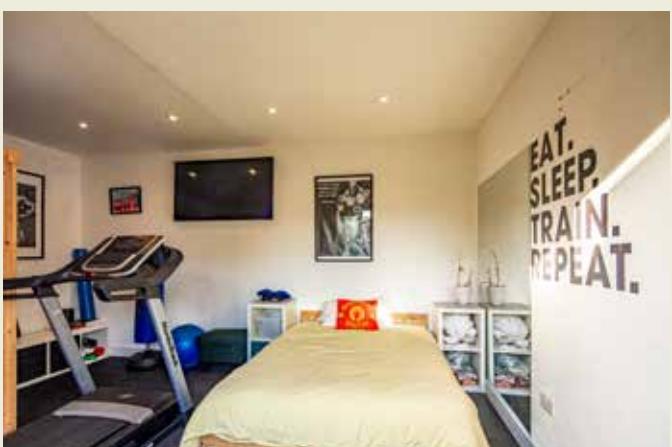


First Floor

Feet  
0 5 10  
Metres  
0 1 2 3

CREATESPACE DESIGN ref 550

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



## GENERAL INFORMATION

**Services:** All main services are connected.

**Council Tax:** D

**Energy Performance Rating:** C / 70

**Postcode:** OX11 9EP

**Local Authority:** South Oxfordshire District Council

Telephone: 01235 422422

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices turn left and continue over the river bridge to the traffic lights at the crossroads at Streatley on Thames. Turn right and take the first left turning into Wantage Road / A417, continue on this road until you reach a right turning signposted for Aston Tirrold. Carry on to the bottom of the road and turn right onto Aston Street. Follow the road and it will naturally go into The Croft. At the end of The Croft, turn right onto Moreton Road and Number 10 will be found a short distance along on the left hand side. Parking for the house is directly behind the property and assessed via a driveway at the end of the row of properties on the left.

## DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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